

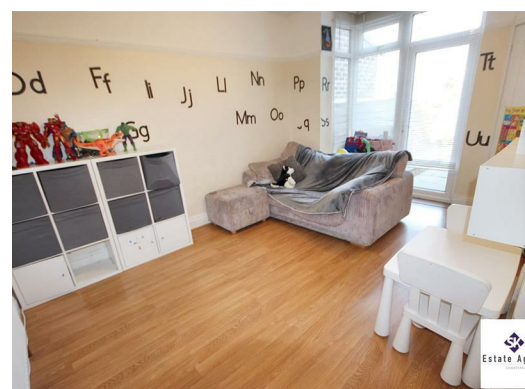


**Norton Lane, Sheffield S8 8GW**

**£1,300 Per Calendar Month**

Virtual Tour Available

SK Estate Agents are delighted to offer to the market for LET, this well presented and larger than average, 3 bedroomed, extended semi-detached property located in this popular residential area. This well proportioned property is conveniently located close to bus routes serving the city, St James Retail Park and Graves Park, and there are an array of good local primary and secondary schools in close proximity. In brief, the property comprises: entrance porch, hallway, lounge, dining kitchen, dining room, WC, garage and utility space, three double bedrooms, one with dressing room and en-suite shower room, bathroom, delightful gardens, ample off-street parking and outbuilding. A viewing is highly recommended to appreciate the size and standard of accommodation on offer.



### Entrance

Entry via front facing UPVC double glazed obscure safety glass door with matching side windows leading into the porch. Features laminate flooring and a meter cupboard. A further timber door with laminated safety glass panels leads into the hallway.

The hallway benefits from herringbone style cushioned flooring, carpeted stairs rising to the first floor, and a gas central heating radiator.

### Lounge

12'0" x 14'7" (3.66m x 4.46m)

Welcoming lounge with ample natural light via the front facing UPVC double glazed bay window. Boasting wood burner with a wooden mantelpiece, solid wood flooring, and a gas central heating radiator.

### Dining Room

11'7" x 14'7" (3.54m x 4.47m)

A further good sized reception room with rear facing UPVC double glazed window and door leading to the garden. Includes laminate flooring, gas central heating radiator, and a built-in storage cupboard.

### Kitchen/Diner

11'0" x 21'1" (3.37m x 6.45m)

Fitted with a good range of cream shaker-style wall and base units with contrasting roll-edged worktops. Benefiting from four-ring gas hob with extractor above, half bowl stainless steel sink with chrome mixer tap, double electric oven, integrated dishwasher, integrated fridge, freezer and wine cooler. Benefitting from tiled splashbacks, laminate flooring, gas central heating radiator, and rear and side-facing UPVC double-glazed windows. There is ample space for dining table and chairs.

### WC

Fully tiled modern WC fitted with low-flush WC, vanity sink with black mixer tap, and black heated towel rail.

### Garage and Utility Space

Large garage with a roller shutter door perfect for additional storage. Equipped with plumbing for a washing machine and dryer, space for an additional fridge, a utility sink, and rear facing UPVC double glazed door and window to the garden.

### First Floor Landing

Having carpeted flooring and loft access hatch.

### Bedroom One

15'4" x 8'8" (4.68m x 2.66m)

Generous principal bedroom with two front-facing UPVC double-glazed windows allowing ample natural light, a modern central heating radiator, laminate flooring, and access to the walk-in dressing room and en-suite.

### Dressing Room

7'6" x 8'5" (2.29m x 2.58m)

Having plentiful fitted storage and carpeted flooring.

### En-Suite

7'3" x 5'9" (2.23m x 1.77m)

Fully tiled en-suite with a walk-in shower, glass screen, thermostatic rainwater shower, black heated towel rail, and vanity unit with sink and black mixer tap. Includes a low-flush WC and an LED touchscreen mirror. UPVC double glazed obscured glass window.

### Bedroom Two

10'3" x 14'6" (3.14m x 4.42m)

A further double bedroom with a rear-facing UPVC double-glazed bay window with views over the garden, carpeted flooring, and a central heating radiator.

### Bedroom Three

12'0" x 14'11" (3.66m x 4.57m)

Bright and airy bedroom with front-facing UPVC double-glazed bay window, carpeted flooring, and a central heating radiator.

### Bathroom

7'4" x 8'9" (2.24m x 2.68m)

Spacious family bathroom with three piece suite comprising: corner bath and electric shower over, WC, and pedestal wash basin. The bathroom boasts half-tiled walls, tiled splashbacks, tile effect laminate flooring, and a rear-facing UPVC double glazed laminated safety glass window. The airing cupboard houses the Ideal combi-boiler.

### Outside

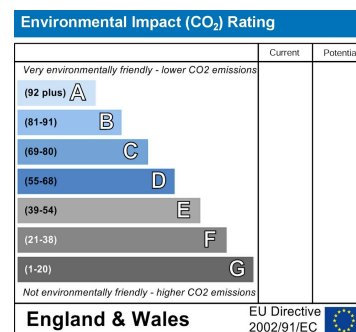
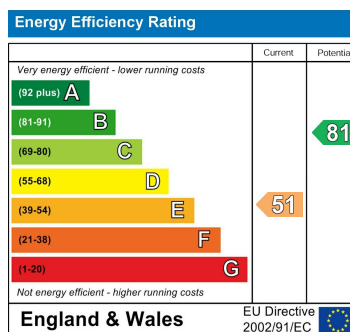
To the front of the property lies a large paved driveway providing off-road parking for multiple vehicles, with security bollard.

To the rear is a spacious and well-maintained garden with a large paved patio perfect for outdoor entertaining, a large lawn, an additional decked seating area, hedged boundaries for privacy, a children's play area, and a large outbuilding.

### Outbuilding

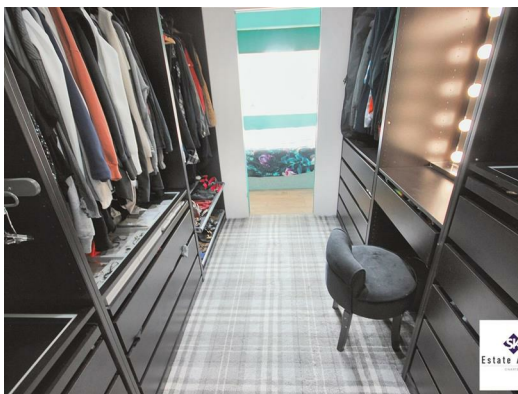
15'11" x 9'7" (4.87m x 2.94m )

Having UPVC double-glazed sash windows and French doors and featuring laminate and carpeted flooring, power, lighting, and air conditioning with hot and cold settings. Currently used as a home office.



In accordance with the Property Misdescriptions Act (1991) we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and the specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, ground rent and service charges (where applicable) are given as a guide only and should be checked by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remains that of SK Estate Agents



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